Settlement: Hemel Hempstead

Strategic Site: Summary

Infrastructure type	Infrastructure Category	No of Units/SqM	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units	<u> </u>	8,815										
Employment SqM		95,800										
Highways and transportation	Transport			Multi Story Car Park (HH08 Station Gateway)								
Hemel Hempstead Sustainable Transport Strategy				HTP1 - East-West EWPT (Hemel Hempstead)	Off site	£58.2 - £65.8 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP5 - Capacity enhancements at J8, focused on access to Maylands	Off site	£62.2-82.5 million				tbc	HCC	
Hemel Hempstead Sustainable Transport Strategy				HTP6 - Link Road (A414 to Redbourne Road) - New spine road from B487 Rebourn Road to A414 St Albans Rd - dual carriageway up to new link from M1						tbc	нсс	
Hemel Hempstead Sustainable Transport Strategy				HTP7 - Hemel Hempstead East-West Strategic Corridor (cycle + walk)	Off site	£8.7 - £16.8 million				tbc	HCC	
Hemel Hempstead Sustainable Transport Strategy				HTP8 - Hemel north / north-west to town centre strategic corridor (W&C, PT)	Off site	£16.2 - £26 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP9 - Hemel south / south-east to town centre strategic corridor (W&C, PT)	Off site	£6.6 - £7.9 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP10 - Hemel Hempstead Orbital Corridor (link road) - A new link road to the north of Hemel within the Garden Community that provides through access by bus, walking and cycling and local access for general traffic						tbc	нсс	
Hemel Hempstead Sustainable Transport Strategy				HTP12 - Hemel Hempstead (station) Multi-Modal Transport Interchange		£5 - £15 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP13 - East Hemel (Maylands) Multi-Modal Transport Interchange		£5 - £15 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP14 - Hemel Garden Communities Multi-Modal Transport Interchange		£5 - £15 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP15 - Hemel Hempstead (town centre) Multi-Modal Transport Interchange		£5 - £15 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP17 - Cycle improvements at Maylands	Off site	£3 - £4 million				tbc	HCC	
Hemel Hempstead Sustainable Transport Strategy				HTP19 - Boundary Way to Wood Lane End Link Road	Off site	£800,000 - £1 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP20 - A414/Greenway Lanes junction signalisation		£300,000				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HHTP23 - Nickey Line improvements	Off site	£5.1 - £8.3 million				tbc	НСС	
Hemel Hempstead Sustainable Transport Strategy				HTP29 - E-bike cycle hire	Off site	£200,000 - £600,000				tbc	НСС	
				Site specific interventions								
Rail	F			Enhanced station building facilities (HH08)			-	640 000 5 15	62.040.55	C400 h ca		
Education - Early years Education- Primary	Education			Seeking 18FE of primary provision to meet need arising from developments. Locations of primary schools proposed at: 2FE @ Land at Astley Cooper, 2FE @ LA3, two 3FE school @ North Hemel Hempstead, 2FE @ Spencer's Park Phase 2, 2FE @ Two Waters, 2FE @ Hemel Hempstead Town Centre plus two expansions (TBC).				£18,009,045 £61,427,658	£2,043.00 £6,968.54	\$106/HCC \$106/HCC	нсс	
Education- Secondary				Seeking two new 10FE secondary school to meet need arising from developments. Locations of 10FE secondary schools proposed at North Hemel Hempstead and South East of Hemel (on a land parcel sitting within the SADC boundary as identified by site search)				£63,719,444	£7,228.52	S106/HCC	нсс	
Education- SEND								tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities							£6,496,655	£737.00	s106/CIL	НСС	

Libraries							£3,402,590	£386.00	s106/CIL	НСС	
Community Facilites							13,402,330	1300.00	s106/CIL	DBC	
Community Centres			£651.58	5 x Community Centres		£5,750,194	£5,750,194	£651.58			
ссту			£25.50	CCTV provision at 5 local centres (total for Hemel Hempstead)		£225,000	£225,038	£25.50	s106/CIL	DBC	
Adult Social Care				No response to date		tbc			s106/CIL	HCC	
Art/Public domain									s106/CIL	DBC/Developer	
Crematorium							£0	£0.00	West Herts Crematorium Joint Committee	DBC	
Acute Health	Health and wellbeing			West Hertfordshire Hospital NHS trust has been selected as on of the 6 major hospital development projects to receive funding in the HIP Phase 1 (for Period 2020-2025). The exact amount of funding or the scope of the works to be delivered has not yet been specified.		tbc			Central Govt DfH	NHS	
Mental Health				Improve, increase and relocate the Crisis Assessment and Treatment Team (CATT) together with the Wellbeing Service to the Orchard Site in Hemel Hempstead which is part of the existing HPFT portfolio providing inpatient services for Older Adults. This project is due for completion in 2020 The Adult Community Service (ACS) provided by Central London Community Healthcare (CLCH) currently delivers clinic based services from The Marlowes Health and Wellbeing Centre (and Gossoms End Surgery) within Dacorum, and community beds at Hemel Hempstead Hospital. Transformation of the ACS is occurring over the next 12 to 18 months with the aim of moving care closer to home and greater integration with primary care. This work will inform the utilisation of the estate and identify where colocation of clinics can be achieved to facilitate one stop clinics.					Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)			£721.33	identified projects: Parkwood drive surgery extension and upgrade (july 2021) & Bennets End Surgery (2018)			£6,409,017	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	6.04	160,000	Hectares of amenity space		£966,528	£966,528	£109.65	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		30.72	140,000	Hectares of natural and semi natural greenspace		£4,300,733	£4,300,733	£487.89	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		13.65	440,000	Number of public parks and gardens		£6,007,373	£6,007,373	£681.49	s106/CIL	Developer/DBC	
Play Space - LAP		22.00	33,000	Number of LAPs		£726,000	£726,000	£82.36	s106/CIL	Developer/DBC	
Play Space - LEAP		19.00	80,000	Number of LEAPs		£1,520,000	£1,520,000	£172.43	s106/CIL	Developer/DBC	
Play Space - MUGA		18.00	140,000	Number of MUGAs		£2,520,000	£2,520,000	£285.88	s106/CIL	Developer/DBC	
Play Space - NEAP		5.00	165,000	Number of NEAPs		£825,000	£825,000	£93.59	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		1.62	225,000	Hectares of allotments required		£364,500	£364,500	£41.35	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		20.92	Sports England calculator	Number of natural grass pitches (NGPs)		£1,396,325	£1,396,325	£158.40	s106/CIL	Developer/DBC	
Changing Rooms for NGPs Artificial Grass Pitches (AGP)		16.00 1.41	Sports England calculator Sports England calculator	Number of changing rooms for NGPs Number of artificial grass pitches (AGPs)		£2,953,531 £1,460,747	£2,953,531 £1,460,747	£335.06 £165.71	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Changing rooms for AGPs		2.83	Sports England calculator Sports England calculator	Number of artificial grass pitches (AGPs) Number of changing rooms for AGPs		£1,460,747 £521,018	£1,460,747 £521,018	£165.71 £59.11	s106/CIL	Developer/DBC	
Leisure - swimming pools		1.03	Sports England calculator	Number of swimming pools		£4,222,450	£4,222,450	£479.01	s106/CIL	Developer/DBC	
SANGS		1.03	- p = =	A new country park of district wide importance (HH01).		,,	,,		s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services			,, , , , , , , , , , , , , , , , , , , ,						· -p - / =	
Emergency Service - Fire			£365.32				£23,747	£365.32			
Emergency Service - Police			£160.71				£1,416,571	£160.71			
Waste management (HCC)	Utilities						 £3,610,870	£409.63			
Refuse vehicles			£81.68	additional lorries		£720,009	 £720,009	£81.68	s106/CIL	DBC	
Household bins			£81.50	provision of bins		£718,423	£718,423	£81.50	s106/CIL	DBC	
Utilities - Gas				Reinforcements required for development around Piccotts End, development around Pouchen End reinforcement would be required (600-1000m of pipe lay);Nth of HH phase 2 comnnection ot the medium pressure pipe near Redbourn Road and Three Cherry Trees Lane Reinforcement required. SADC development ideally located close to the medium pressure network- reinficement need minimal. Employment connection to medium pressure network no major concerns minimal reinforcements.		Not stated			Developer/Cadent	Cadent	

Utilities - Electricity			Warners End Primary Substation A scheme to install 2 x new 33/11kV Primary transformers. The connection of the new assets will be achieved via reconfiguration of the upstream 33kV network as opposed to installation of new cable circuits. scheduled for completed by end of 2020. Ilmer Grid substation: project to replace the 33kV switchboard. Forecast to complete in 2022. The 33kV switchgear works at Ilmer Grid interact with a similar programme of works proposed at Aylesbury East Grid, which have been sanctioned and forecast to complete in 2020.	£2.5M + £2.8M=£5.3M			Developer/UKPN	UKPN	
Utiliites- Water (waste)			North of Hemel likely to require significant strategic solutions. Major reinforcements in the network in the Dacorum area will be required. TW current plan considers reinforcements to be installed in the following years, and the new infrastructure will be available for the initial housing planning that may be used to absorb some initial phases of total growth.North Hemel Development is a major development not considered in our current WRMP plan, and together with other big projects occurring in the area (East Hemel Vision) the overall scheme design and construction programme will depend on the location and phasing of these. Response on Option 3 - No concerns in Hemel Hempsted (11/09/20)	not stated			Developer/Thames Water	Thames Water	
Utilities - Water (potable)			Affinity Water- Major reinforcements (pipelines and pumping stations) will be required but there is sufficient water supply in the region. New infrastructure wil be available for intial phases of growth. Northof HH and SADC may require current plan to be reviewed.	not stated			Developer/Affinity Water	Affinity Water	
Utilities - telecoms									
Utilities- digital			No response received						
Utilities- broadband			no response received						
Flood protection	Flood								
Estimated Developer Contributions Total (Excluding Transport) To Date *					£199,713,464	£23,012			

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategies are high level estimates that have been based on the DFE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead Strategic Site: Windfall Allowance

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units	Category	1,710									total	per unit			+
Employment SqM		0													+
	Transport	U	\vdash												_
Highways and transportation	Transport														
Rail															
	E1			4000	4 74						62 402 520	62.042.00	C40C/UCC	1100	+
Education - Early years	Education		3	1000	1.71						£3,493,530	£2,043.00	S106/HCC	HCC	+
Education- Primary			3	1000	1.71						£7,890,426	£4,614.28	S106/HCC	HCC	-
Education- Secondary			3	1000	1.71						£8,184,807	£4,786.44	S106/HCC	HCC	+
Education- SEND	. ·		3	1000	1.71						tbc		CIL/HCC	HCC	+
YCH - youth work	Community facilities		3	1000	1.71						£1,260,270	£737.00	s106/CIL	HCC	
Libraries			3	1000	1.71						£660,060	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£1,114,202		£1,114,202	£651.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£43,605		£43,605	£25.50			
Adult Social Care							• • •						s106/CIL	HCC	1
Art/Public domain													s106/CIL	DBC/Developer	
Crematorium														•	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health	wellbellig			 									Central Govt DfH	NHS	+
Primary Health (need to meet impact of														IVIIS	+
growth)						£721.33					£1,233,474	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space	off-site	£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.00				140,000	Hectares of natural and semi natural greenspace	off-site	£0		£0	£0.00	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.00				440,000	Number of public parks and gardens	off-site	£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LAP						33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP						80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA						140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP						165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required	off-site	£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		4.06				Sports England calculator	Number of natural grass pitches (NGPs)		£270,563		£270,563	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		3.10				Sports England calculator	Number of changing rooms for NGPs		£572,299		£572,299	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.27				Sports England calculator	Number of artificial grass pitches (AGPs)		£283,046		£283,046	£165.52	s106/CIL	Developer/DBC	+
Changing rooms for AGPs		0.55				Sports England calculator	Number of changing rooms for AGPs	"	£100,956		£100,956	£59.04	s106/CIL	Developer/DBC	+
Leisure - swimming pools		0.20				Sports England calculator	Number of swimming pools	off-site	£818,174	 	£818,174	£478.46	s106/CIL s106	Developer/DBC	+
SANGS Emergency Services Ambulance	Emorganou Sancia												2100	Developer/DBC	
Emergency Services- Ambulance Emergency Service - Fire	Emergency Services										£1,096	£0.64			
Emergency Service - Police				 		£160.70					£274,797	£160.70			+
Waste management (HCC)	Utilities				-	1100.70					£170,324	£99.60			+
Refuse vehicles	Junies					£81.68	additional lorries		£139,673		£170,524 £139,673	£81.68	s106/CIL	DBC	+
Household bins						£81.50	provision of bins		£139,365		£139,365	£81.50	s106/CIL	DBC	+
Utilities - Gas						101.30	provision or bins		1133,303		1133,303	101.30	Developer/Cadent	Cadent	+
Utilities - Electricity					 								Developer/UKPN	UKPN	+
Utiliites- Water (waste)													Developer/Thames	Thames Water	
Utilities - Water (potable)													Water Developer/Affinity	Affinity Water	
Utilities - telecoms													Water		
Utilities- digital					l										
Utilities- broadband															1
Flood protection	Flood				1										1
·															

Estimated Developer Contributions Total					C2C CEO CC7	C1E E0E		
(Excluding Transport) To Date *					£26,650,667	£15,585		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Settlement: Hemel Hempstead

Strategic Site: HH01 North Hemel (Phase 1)

Infrastructure type	Infrastructure	No of Units/SqM	ier Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category			_			, ,			total	per unit			ļ · · ·
Residential units		1,550		-										
Employment SqM		0		+										
Highways and transportation	Transport					Strategic corridor route between Leighton Buzzard Road and Redbourn Road								
		-	_	+		Secondary access via Link Road								
Rail			_	+										
Education - Early years	Education		1 400	3.875						£3,166,650	£2,043.00	S106/HCC	HCC	
Education- Primary			1 400			A new primary school (3ha)				£17,880,351	£11,535.71	S106/HCC	HCC	
Education- Secondary			1 400			A new secondary school (13ha)				£18,547,444	£11,966.09	S106/HCC	НСС	
Education- SEND			1 400							tbc		CIL/HCC	НСС	
YCH - youth work	Community facilities		1 400	3.875						£1,142,350	£737.00	s106/CIL	нсс	
Libraries	ruemties		1 400	3.875						£598,300	£386.00	s106/CIL	HCC	
Community Facilites						A new local centre including community facilities- to include medium or large supermarket						s106/CIL	DBC	
Community Centres					£651.58	Contribution to 5 x Community Centres in Hemel		£1,009,949		£1,009,949	£651.58			
CCTV					£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£39,525		£39,525	£25.50	s106/CIL	DBC/Developer	
Adult Social Care				1		(total is rieme riempstead)						s106/CIL	HCC	
Art/Public domain												5253, 5.2		
Crematorium				1										
Acute Health	Health and wellbeing											Central Govt DfH	NHS	
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)					£721.33					£1,118,062	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	2.23			160,000	Hectares of amenity space		£357,120		£357,120	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		6.70			140,000	Hectares of natural and semi natural greenspace		£937,440		£937,440	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		2.98			440,000	Number of public parks and gardens		£1,309,440		£1,309,440	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			33,000	Number of LAPs		£33,000		£33,000	£21.29	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00			80,000	Number of LEAPs		£80,000		£80,000	£51.61	s106/CIL	Developer/DBC	
Play Space - MUGA		4.00			140,000	Number of MUGAs		£560,000		£560,000	£361.29	s106/CIL	Developer/DBC	
Play Space - NEAP		3.00			165,000	Number of NEAPs	on-site	£495,000		£495,000	£319.35	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.93			225,000	Hectares of allotments required		£209,250		£209,250	£135.00	s106/CIL	Developer/DBC	1
Natural Grass Pitches (NGP)		3.68			Sports England calculator	Number of natural grass pitches (NGPs)		£245,247		£245,247	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		2.81			Sports England calculator	Number of changing rooms for NGPs		£518,750		£518,750	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.25		+	Sports England calculator	Number of artificial grass pitches (AGPs)		£256,562		£256,562	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.50	-	+	Sports England calculator	Number of changing rooms for AGPs	- ***	£91,510		£91,510	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.18		+	Sports England calculator	Number of swimming pools	off-site	£741,620	-	£741,620	£478.46	s106/CIL	Developer/DBC	
SANGS Emergency Services- Ambulance	Emergency Services	5	+			A new country park of district wide importance.						s106	Developer/DBC	
Emergency Service - Fire			-							£365	£0.24			
Emergency Service - Police				1	£160.70		1			£249,085	£160.70			
Waste management (HCC)	Utilities					Safeguarded land for Council depot and household waste recycling centre				£68,130	£43.95			
Refuse vehicles		 	_	1	£81.68	additional lorries	 	£126,604		£126,604	£81.68	s106/CIL	DBC	
Household bins				+	£81.50	provision of bins	1	£126,325		£126,325	£81.50	s106/CIL	DBC	1
Utilities - Gas				1		F. 5	1					Developer/Cadent	Cadent	
Utilities - Electricity		 		1			1		1			Developer/UKPN	UKPN	1

Utiliites- Water (waste)				The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered.	1				Developer/Thames Water	Thames Water	
Utilities - Water (potable)									Developer/Affinity Water	Affinity Water	
Utilities - telecoms											
Utilities- digital											
Utilities- broadband								<u> </u>			
Flood protection	Flood										
Estimated Developer Contributions Total (Excluding Transport) To Date *							£49,908,079	£32,199			

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead

Strategic Site: HH03 Hospital Site (prev MU2)

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Require
	Category							site, on site)			total	per unit			233ciidai, Require
Residential units		450						ļ							
Employment SqM		0						ļ							
Highways and transportation	Transport						Foot and cycle paths to the town centre and paradise fields.								
Rail															
Education - Early years	Education		3	1000	0.45						£919,350	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.45		New 2FE primary school				£2,076,428	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.45						£2,153,897	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.45								CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.45						£331,650	£737.00	s106/CIL	НСС	
Libraries			3	1000	0.45						£173,700	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£293,211		£293,211	£651.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£11,475		£11,475	£25.50			
Adult Social Care													s106/CIL	HCC	
Art/Public domain													s106/CIL	DBC/Developer	
Crematorium															
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£324,599	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.94				140,000	Hectares of natural and semi natural greenspace		£272,160		£272,160	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.86				440,000	Number of public parks and gardens		£380,160		£380,160	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£73.33	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£177.78	s106/CIL	Developer/DBC	
Play Space - MUGA		2.00				140,000	Number of MUGAs	on-site	£280,000		£280,000	£622.22	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		1.07				Sports England calculator	Number of natural grass pitches (NGPs)		£71,201		£71,201	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.82				Sports England calculator	Number of changing rooms for NGPs		£150,605		£150,605	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.07				Sports England calculator	Number of artificial grass pitches (AGPs)		£74,486		£74,486	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.14				Sports England calculator	Number of changing rooms for AGPs		£26,567		£26,567	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.05				Sports England calculator	Number of swimming pools	off-site	£215,309		£215,309	£478.46	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire											£1,096	£2.44			
Emergency Service - Police						£160.70					£72,315	£160.70			
Waste management (HCC)	Utilities										£170,324	£378.50			
Refuse vehicles						£81.68	additional lorries		£36,756		£36,756	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£36,675		£36,675	£81.50	s106/CIL	DBC	
Utilities - Gas			<u> </u>										Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
	Flood				_		· · · · · · · · · · · · · · · · · · ·			_	· · · · · · · · · · · · · · · · · · ·				1

Estimated Developer Contributions Total					CO 104 OC4	£18,189		
(Excluding Transport) To Date *					18,184,964	118,189		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Settlement: Hemel Hempstead

Strategic Site: HH04 Paradise | Wood Lane (prev MU3)

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	1						site/ oil site)			total	per unit			Lasemai, Required
Residential units		350	1	1											
Employment SqM		400					Replacement DENS food back and employment generating uses (assumption 400sqm of B1 use)								
Highways and transportation	Transport														
Rail			-												
Education - Early years	Education		3	1000	0.35						£715,050	£2,043.00	S106/HCC	HCC	
Education - Early years Education - Primary	Education		3	1000	0.35						£1,614,999	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.35						£1,675,253	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.35						tbc	14,780.44	CIL/HCC	НСС	
Eddcation- SEND	Community		+ -	1000	0.55						toc		CIL/TICC	TICC	
YCH - youth work	facilities		3	1000	0.35						£257,950	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.35						£135,100	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres			-	1		£651.58	Contribution to 5 x Community Centres in Hemel		£228,053		£228,053	£651.58			
ССТV						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£8,925		£8,925	£25.50			
Adult Social Care													s106/CIL	HCC	
Art/Public domain															
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£252,466	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.54				140,000	Hectares of natural and semi natural greenspace		£215,309		£215,309	£615.17	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.68				440,000	Number of public parks and gardens		£300,749		£300,749	£859.28	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£94.29	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£228.57	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£400.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.83				Sports England calculator	Number of natural grass pitches (NGPs)		£55,378		£55,378	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.63				Sports England calculator	Number of changing rooms for NGPs		£117,137		£117,137	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£57,933		£57,933	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.11				Sports England calculator	Number of changing rooms for AGPs		£20,664		£20,664	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.04	-	1	-	Sports England calculator	Number of swimming pools	off-site	£167,463		£167,463	£478.47	s106/CIL	Developer/DBC	
SANGS Emergency Services- Ambulance	Emergency Services												s106	Developer/DBC	
Emergency Service - Fire	act gamey activities		-								£1,096	£3.13			
Emergency Service - Police			+	+		£160.70					£56,245	£160.70			
Waste management (HCC)	Utilities		+	+		1100.70					£170,324	£486.64			
Refuse vehicles	Junies		+	+		£81.68	additional lorries		£28,588		£28,588	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£28,525		£28,525	£81.50	s106/CIL	DBC	
Utilities - Gas			<u> </u>			201.50	p. 01.5.511 01 0115		223,323		220,323	202.50	Developer/Cadent	Cadent	
Utilities - Electricity			†	1	<u> </u>								Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames	Thames Water	
Utilities - Water (potable)													Water Developer/Affinity Water	Affinity Water	
Utilities - telecoms													AA GCCI		
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														

Estimated Developer Contributions Total					£6 360 306	£18,172		
(Excluding Transport) To Date *					10,300,200	110,1/2		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead Strategic Site: HH05 Market Square

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	-						, , , , , ,			total	per unit			
Residential units		130						ļ							
Employment SqM		400													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		3	1000	0.13						£265,590	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.13						£599,857	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.13						£622,237	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.13						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.13						£95,810	£737.00	s106/CIL	НСС	
Libraries			3	1000	0.13						£50,180	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£84,705		£84,705	£651.58			
ССТУ						£25.50	Contribution to CCTV provision at 5 local centres		£3,315		£3,315	£25.50			
A dula Co -:- 1 C			_	-			(total for Hemel Hempstead)	-	-				s10C/CII	HCC	+
Adult Social Care				-				-	-	-			s106/CIL	HCC	-
Art/Public domain				-				-					400100	DDC/5 /	
Crematorium	Health and												s106/CIL Central Govt DfH	DBC/Developer	
Acute Health Mental Health	wellbeing												Central Govt DIH Central Govt DfH	NHS NHS	
								-					Celitral Govt DIH	INUO	+
Primary Health (need to meet impact of growth)						£721.33					£93,773	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.56				140,000	Hectares of natural and semi natural greenspace		£78,624		£78,624	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.25				440,000	Number of public parks and gardens		£109,824		£109,824	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£253.85	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£615.38	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.31				Sports England calculator	Number of natural grass pitches (NGPs)		£20,569		£20,569	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.24				Sports England calculator	Number of changing rooms for NGPs		£43,508		£43,508	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.02				Sports England calculator	Number of artificial grass pitches (AGPs)		£21,518		£21,518	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.04				Sports England calculator	Number of changing rooms for AGPs		£7,675		£7,675	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.02				Sports England calculator	Number of swimming pools	off-site	£62,200		£62,200	£478.46	s106/CIL	Developer/DBC	
SANGS							<u> </u>						s106	Developer/DBC	1
Emergency Services- Ambulance	Emergency Services														
Emorgonov Sorvico Eiro			-					 			£1,096	£8.43			+
Emergency Service - Fire Emergency Service - Police			-			£160.70		 	-			£160.70			+
	Jailiai -					1100.70		-	-		£20,891				+
Waste management (HCC) Refuse vehicles	Utilities			-		£81.68	additional lorries	 	£10,618		£170,324 £10,618	£1,310.18 £81.68	s106/CIL	DBC	+
Household bins			\vdash	-		£81.68 £81.50		 	£10,518 £10,595		£10,518 £10,595	£81.50	\$106/CIL \$106/CIL	DBC	+
Utilities - Gas			_			TØ1.DU	provision of bins	-	£10,595		£10,595	£81.5U	· · · · · · · · · · · · · · · · · · ·	Cadent	+
			-					-	-				Developer/Cadent		+
Utilities - Electricity				-				 	 				Developer/UKPN	UKPN	+
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														

Estimated Developer Contributions Total					C2 40F 010	£19,122		
(Excluding Transport) To Date *					£2,485,910	119,122		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH06 Civic Centre Site

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Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	Units/Sqivi						site/ off site)			total	per unit			Essential, Required
Residential units		200													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		3	1000	0.2						£408,600	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.2						£922,857	£4,614.29	S106/HCC	HCC	
Education- Secondary			3	1000	0.2						£957,287	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.2						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.2						£147,400	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.2						£77,200	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£130,316		£130,316	£651.58			
			1	 			Contribution to CCTV provision at 5 local centres		-		-				
ССТУ						£25.50	(total for Hemel Hempstead)		£5,100		£5,100	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£144,266	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.86		<u> </u>		140,000	Hectares of natural and semi natural greenspace		£120,960		£120,960	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.38		<u> </u>		440,000	Number of public parks and gardens		£168,960		£168,960	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£165.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£400.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£700.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.47				Sports England calculator	Number of natural grass pitches (NGPs)		£31,645		£31,645	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.36				Sports England calculator	Number of changing rooms for NGPs		£66,936		£66,936	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.03				Sports England calculator	Number of artificial grass pitches (AGPs)		£33,105		£33,105	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.06				Sports England calculator	Number of changing rooms for AGPs		£11,808		£11,808	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.02				Sports England calculator	Number of swimming pools	off-site	£95,693		£95,693	£478.47	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services	5													
Emergency Service - Fire											£1,096	£5.48			
Emergency Service - Police						£160.70					£32,140	£160.70			
Waste management (HCC)	Utilities										£170,324	£851.62			
Refuse vehicles						£81.68	additional lorries		£16,336		£16,336	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£16,300		£16,300	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms													**atci		
Utilities- digital															
Utilities- broadband			1												
Flood protection	Flood		1												
1										l					I

Estimated Developer Contributions Total					£3,811,329	£19,057		
(Excluding Transport) To Date *					15,011,529	119,057		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead Strategic Site: HH07 NCP Car Park

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units	Category	100	\vdash	 	\vdash						totai	per unit			
Employment SqM		0													
Highways and transportation	Transport			<u> </u>	†			İ							
, ,															
Rail															
Education - Early years	Education		3	_	_						£204,300	£2,043.00	S106/HCC	HCC	
Education- Primary			3								£461,428	£4,614.28	S106/HCC	HCC	
Education- Secondary			3								£478,644	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.1						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.1						£73,700	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.1						£38,600	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres			<u> </u>			£651.58	Contribution to 5 x Community Centres in Hemel		£65,158		£65,158	£651.58			
ссту						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£2,550		£2,550	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health					\vdash								Central Govt DfH	NHS	
Primary Health (need to meet impact of															
growth)						£721.33					£72,133	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.43				140,000	Hectares of natural and semi natural greenspace		£60,480		£60,480	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.19				440,000	Number of public parks and gardens		£84,480		£84,480	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£330.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£800.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments				<u> </u>		225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.24				Sports England calculator	Number of natural grass pitches (NGPs)		£15,822		£15,822	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.18				Sports England calculator	Number of changing rooms for NGPs		£33,468		£33,468	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.02		_	-	Sports England calculator	Number of artificial grass pitches (AGPs)	-	£16,552		£16,552	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.03	 	-	-	Sports England calculator	Number of changing rooms for AGPs	off six-	£5,904		£5,904	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools SANGS		0.01	_	-	-	Sports England calculator	Number of swimming pools	off-site	£47,846		£47,846	£478.46	s106/CIL s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services												2100	Developer/DBC	
Emergency Service - Fire	J, 30.11303										£1,096	£10.96			
Emergency Service - Police				 	\vdash	£160.70		 			£16,070	£160.70			
Waste management (HCC)	Utilities			 	 	1100.70		 			£170,324	£1,703.24			
Refuse vehicles					<u> </u>	£81.68	additional lorries	1	£8,168		£8,168	£81.68	s106/CIL	DBC	
Household bins					1	£81.50	provision of bins		£8,150		£8,150	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms					 								774101		
Utilities - digital				<u> </u>	 										
Utilities- broadband				<u> </u>	t										
Flood protection	Flood				1										
					_										•

Estimated Developer Contributions Total					£1,977,873	£19,779		
(Excluding Transport) To Date *					11,977,075	119,779		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH08 Station Gateway

				I				1			Developer	Developer			
Infrastructure type	Infrastructure	No of	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %		contributions	Funding source/s	Delivery lead	Priority- Critical,
	Category	Units/SqM						site/ off site)			total	per unit		,	Essential, Required
Residential units		350													
Employment SqM		800													
Highways and transportation	Transport		İ	ĺ			Multi-storey car park								
							Pedestrian and cycle facilities to provide								
							connections with the Town Centre and Maylands								
							Business Park								
							Multi modal transport interchange								
Rail							Enhanced station building facilities								
Education - Early years	Education		3	1000							£715,050	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.35						£1,614,999	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.35						£1,675,253	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.35						tbc		CIL/HCC	HCC	
YCH - youth work	Community		3	1000	0.35						£257,950	£737.00	s106/CIL	HCC	
·	facilities										· ·		·		
Libraries			3	1000	0.35						£135,100	£386.00	s106/CIL	НСС	
Community Facilites						005:						005:	s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£234,569		£234,569	£651.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres		£9,180		£9,180	£25.50			
							(total for Hemel Hempstead)		,		, , , , , , , , , , , , , , , , , , ,				
Adult Social Care													105/00		
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and												Central Govt DfH	NHS	
Mental Health	wellbeing												Control Cout Dfu	NHS	
Primary Health (need to meet impact of													Central Govt DfH	INID	
growth)						£721.33					£252,466	£721.33	S106/CIL/NHS	CCG	
g ,	Green														
Green Infrastructure- amenity space	infrastructure	0.52				160,000	Hectares of amenity space		£82,944		£82,944	£236.98	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural	777 777	1.56				140,000	Hectares of natural and semi natural greenspace		£217,728		£217,728	£622.08	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.69				440,000	Number of public parks and gardens		£304,128		£304,128	£868.94	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£94.29	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£228.57	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£400.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.85				Sports England calculator	Number of natural grass pitches (NGPs)		£56,961		£56,961	£162.75	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.65				Sports England calculator	Number of changing rooms for NGPs		£120,484		£120,484	£344.24	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£59,589		£59,589	£170.25	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.12				Sports England calculator	Number of changing rooms for AGPs		£21,254		£21,254	£60.73	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.04				Sports England calculator	Number of swimming pools	off-site	£172,247		£172,247	£492.13	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services							_]			
Emergency Service - Fire											£1,096	£3.13			
Emergency Service - Police						160.7					£56,245	£160.70			
Waste management (HCC)	Utilities										£170,324	£486.64			
Refuse vehicles						81.68	additional lorries		£28,588		£28,588	£81.68	s106/CIL	DBC	
Household bins						81.50	provision of bins		£28,525		£28,525	£81.50	s106/CIL	DBC	
Utilities - Gas		-						-					Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames	Thames Water	
<u> </u>		_											Water Doveloper/Affinity		
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms													water		
Utilities - telecoms Utilities - digital															
Utilities- digital Utilities- broadband								-							
Othities- ni Gaundilu						1			l	1	I	I			I

Flood protection	Flood								
Estimated Developer Contributions Total (Excluding Transport) To Date *						£6,467,679	£18,460		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH09 National Grid Land

	l .		Π								Developer	Developer			
Infrastructure type	Infrastructure	No of	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical,
	Category	Units/SqM						site/ off site)			total	per unit			Essential, Required
Residential units		400													
Employment SqM		0													
Highways and transportation	Transport						Enhance pedestrian and cycle links with Station Gateway, town centre and key employment sites								
Rail															
Education - Early years	Education		3	1000	0.4						£817,200	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.4						£1,845,714	£4,614.29	S106/HCC	HCC	
Education- Secondary			3	1000	0.4						£1,914,575	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.4						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.4						£294,800	£737.00	s106/CIL	нсс	
Libraries			3	1000	0.4						£154,400	£386.00	s106/CIL	HCC	
Community Facilites											,		s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£260,632		£260,632	£651.58	,		
ССТУ						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£10,200		£10,200	£25.50			
Adult Social Care							, ,								
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£288,532	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.58				160,000	Hectares of amenity space		£92,160		£92,160	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.73				140,000	Hectares of natural and semi natural greenspace		£241,920		£241,920	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.77				440,000	Number of public parks and gardens		£337,920		£337,920	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£82.50	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£200.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£350.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.95	_			Sports England calculator	Number of natural grass pitches (NGPs)		£63,290		£63,290	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.73	_			Sports England calculator	Number of changing rooms for NGPs		£133,871		£133,871	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06	-	-		Sports England calculator	Number of artificial grass pitches (AGPs)		£66,209		£66,209	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.13	-	-		Sports England calculator	Number of changing rooms for AGPs	0 ff -:-	£23,616	 	£23,616	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools SANGS		0.05	-			Sports England calculator	Number of swimming pools	off-site	£191,386	+	£191,386	£478.47	s106/CIL s106	Developer/DBC Developer/DBC	1
Emergency Services- Ambulance	Emergency Services												3100	Developel/DBC	
Emergency Service - Fire			 							+	£1,096	£2.74			
Emergency Service - Police						160.7				-	£64,280	£160.70			
Waste management (HCC)	Utilities		\vdash								£170,324	£425.81	HCC/CIL	HCC	1
Refuse vehicles						81.68	additional lorries		£32,672		£32,672	£81.68	s106/CIL	DBC	
Household bins						81.50	provision of bins		£32,600		£32,600	£81.50	s106/CIL	DBC	
Utilities - Gas									-				Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															

Flood protection	Flood								
Estimated Developer Contributions Total (Excluding Transport) To Date *						£7,290,397	£18,226		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead

Strategic Site: HH10 Symbio Place, Whiteleaf Rd

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category							site, on site,			total	per unit			235cman, required
Residential units		180													
Employment SqM		0													
Highways and transportation	Transport						Enhance pedestrian and cycle links with Station Gateway, the town centre, and key employment sites.								
			_	-				+							
Rail															
Education - Early years	Education		3	1000	0.18						£367,740	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.18						£830,571	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.18						£861,559	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.18						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.18						£132,660	£737.00	s106/CIL	нсс	
Libraries			3	1000	0.18						£69,480	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£117,284		£117,284	£651.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£4,590		£4,590	£25.50	s106/CIL	HCC	
Adult Social Care			<u> </u>												
Art/Public domain															
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£129,839	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.78				140,000	Hectares of natural and semi natural greenspace		£108,864		£108,864	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.35				440,000	Number of public parks and gardens		£152,064		£152,064	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£183.33	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£444.44	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments			_			225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.43	_			Sports England calculator	Number of natural grass pitches (NGPs)		£28,480		£28,480	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.33	-	-		Sports England calculator	Number of changing rooms for NGPs		£60,242		£60,242	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP) Changing rooms for AGPs		0.03 0.06	-	-		Sports England calculator Sports England calculator	Number of artificial grass pitches (AGPs)	 	£29,794 £10,627		£29,794 £10,627	£165.52 £59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.06	+	-		Sports England calculator Sports England calculator	Number of changing rooms for AGPs Number of swimming pools	off-site	£10,627 £86,124		£10,627 £86,124	£59.04 £478.47	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
SANGS		0.02	+	-		Shorrs Flikialin calculator	Manual of Smithing books	oii-sile	100,124		100,124	L4/0.4/	s106/CIL s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services												3100	νενεισμεί/υσε	
Emergency Service - Fire			\vdash	-							£1,096	£6.09			
Emergency Service - Police			1	<u> </u>		160.7					£28,926	£160.70			
Waste management (HCC)	Utilities		1	1		200					£170,324	£946.24	HCC/CIL	HCC	
Refuse vehicles						81.68	additional lorries		£14,702		£14,702	£81.68	s106/CIL	DBC	
Household bins			1			81.50	provision of bins		£14,670		£14,670	£81.50	s106/CIL	DBC	
Utilities - Gas							·						Developer/Cadent	Cadent	
Utilities - Electricity				İ									Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														

Estimated Developer Contributions Total						£3,332,637	£18,515		
(Excluding Transport) To Date *						13,332,037	118,515		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH11 Two Waters North

Infrastructure type	Infrastructure	No of	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical,
,,	Category	Units/SqM						site/ off site)			total	per unit		<u>, </u>	Essential, Required
Residential units		350													
Employment SqM		800					Employment uses at Ground floor level								
Highways and transportation	Transport						Enhance pedestrian and cycle links with the town centre, station gateway and key employment sites								
Rail															
Education - Early years	Education		3	1000	0.35						£715,050	£2,043.00	S106/HCC	HCC	
Education - Early years Education - Primary	Luucation		3	-	0.35						£1,614,999	£4,614.28	\$106/HCC	HCC	
Education- Filling Education Secondary			3	-	0.35						£1,675,253	£4,786.44	S106/HCC	HCC	+
Education- SEND			3		0.35						11,073,233	14,780.44	CIL/HCC	HCC	+
Education- SEND	Community		3	1000	0.55			1					CIL/HCC	псс	+
YCH - youth work	Community facilities		3	1000	0.35						£257,950	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.35						£135,100	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£228,053		£228,053	£651.58			
ссту						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£8,925		£8,925	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£252,466	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.50				160,000	Hectares of amenity space		£80,640		£80,640	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.51				140,000	Hectares of natural and semi natural greenspace		£211,680		£211,680	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.67				440,000	Number of public parks and gardens		£295,680		£295,680	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£94.29	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£228.57	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£400.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.83				Sports England calculator	Number of natural grass pitches (NGPs)		£55,378		£55,378	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.63				Sports England calculator	Number of changing rooms for NGPs		£117,137		£117,137	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£57,933		£57,933	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.11				Sports England calculator	Number of changing rooms for AGPs		£20,664		£20,664	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.04				Sports England calculator	Number of swimming pools	off-site	£167,463		£167,463	£478.47	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire											£1,096	£3.13			
Emergency Service - Police						£160.70					£56,245	£160.70			
Waste management (HCC)	Utilities										£170,324	£486.64	HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries		£28,588		£28,588	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£28,525		£28,525	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	

Utiliites- Water (waste)				The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application				Developer/Thames Water	Thames Water	
Utilities - Water (potable)								Developer/Affinity Water	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£6,432,149	£18,378			

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead

Strategic Site: HH12 Two Waters | London Road

l-fortunation to the	Infrastructure	No of	natio	V:-I-I	To allick formunds for ulkinding	Internation .	Provision- (on	Fationated and	Annostionment %	Developer	Developer	5	Dalbarandand	Priority- Critical,
Infrastructure type	Category	Units/SqM	er Ratio	Yiela	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units		60	İ											
Employment SqM		0												
Highways and transportation	Transport					Enhance pedestrian and cycle links with the town centre, station gateway and key employment sites								
Rail														
Education - Early years	Education	3	1000	0.06						£122,580	£2,043.00	S106/HCC	HCC	
Education- Primary		3	1000	0.06						£276,857	£4,614.28	S106/HCC	HCC	
Education- Secondary		3	1000	0.06						£287,186	£4,786.43	S106/HCC	HCC	
Education- SEND		3	1000	0.06						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities	3	1000	0.06						£44,220	£737.00	s106/CIL	нсс	
Libraries	ruemties	3	1000	0.06						£23,160	£386.00	s106/CIL	HCC	
Community Facilites		"	12000	0.00						223,200	2555.55	s106/CIL	DBC	
Community Centres					£651.58	Contribution to 5 x Community Centres in Hemel		£39,095		£39,095	£651.58	3100/ 612	550	
ссту					£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£1,530		£1,530	£25.50			
Adult Social Care						(,								
Art/Public domain												s106/CIL	HCC	
Crematorium												s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing											Central Govt DfH	NHS	
Mental Health	Wellbellig											Central Govt DfH	NHS	
Primary Health (need to meet impact of														
growth)					£721.33					£43,280	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00			160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.26			140,000	Hectares of natural and semi natural greenspace		£36,288		£36,288	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.12			440,000	Number of public parks and gardens		£50,688		£50,688	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			33,000	Number of LAPs	on-site	£33,000		£33,000	£550.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00			80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00			140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00			165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments					225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.14			Sports England calculator	Number of natural grass pitches (NGPs)		£9,493		£9,493	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.11			Sports England calculator	Number of changing rooms for NGPs		£20,081		£20,081	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01			Sports England calculator	Number of artificial grass pitches (AGPs)		£9,931		£9,931	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02			Sports England calculator	Number of changing rooms for AGPs		£3,542		£3,542	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.01			Sports England calculator	Number of swimming pools	off-site	£28,708		£28,708	£478.47	s106/CIL	Developer/DBC	
SANGS												s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services													
Emergency Service - Fire										£1,096	£18.27			
Emergency Service - Police					£160.70					£9,642	£160.70			
Waste management	Utilities									£170,324	£2,838.73	HCC/CIL	HCC	
Refuse vehicles					£81.68	additional lorries		£4,901		£4,901	£81.68	s106/CIL	DBC	
Household bins					£81.50	provision of bins		£4,890		£4,890	£81.50	s106/CIL	DBC	
Utilities - Gas												Developer/Cadent	Cadent	
Utilities - Electricity												Developer/UKPN	UKPN	

Utiliites- Water (waste)			t s	The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The etailed drainage strategy should be submitted with the planning application				Developer/Thames Water	Thames Water	
Utilities - Water (potable)								Developer/Affinity Water	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£1,220,491	£20,342			

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH13 Frogmore Road

Infractructure tune	Infrastructure	No of	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical,
Infrastructure type	Category	Units/SqM	Her	Katio	rieid	Toolkit formula/multiplier	intervention	site/ off site)	Estimated Cost	Apportionment %	total	per unit	Funding source/s	Delivery lead	Essential, Required
Residential units		170	İ												
Employment SqM		0													
Highways and transportation	Transport						Provide a new pedestrian bridge across the River Bulbourne								
							Enhance pedestrian and cycle links								
Rail															
Education - Early years	Education		3	1000	0.17						£347,310	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.17						£784,428	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.17						£813,694	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.17						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.17						£125,290	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.17						£65,620	£386.00	s106/CIL	HCC	
Community Facilites					l								s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£110,769		£110,769	£651.58	•		
ссту						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£4,335		£4,335	£25.50			
Adult Social Care							,								
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£122,626	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.73				140,000	Hectares of natural and semi natural greenspace		£102,816		£102,816	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.33				440,000	Number of public parks and gardens		£143,616		£143,616	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£194.12	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£470.59	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.40				Sports England calculator	Number of natural grass pitches (NGPs)		£26,898		£26,898	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.31				Sports England calculator	Number of changing rooms for NGPs		£56,895		£56,895	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.03				Sports England calculator	Number of artificial grass pitches (AGPs)		£28,139		£28,139	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.05				Sports England calculator	Number of changing rooms for AGPs		£10,037		£10,037	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.02				Sports England calculator	Number of swimming pools	off-site	£81,339		£81,339	£478.46	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire											£1,096	£6.45			
Emergency Service - Police						£160.70					£27,319	£160.70			
Waste management (HCC)	Utilities										£170,324		HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries		£13,886		£13,886	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£13,855		£13,855	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms Utilities- digital															
				-	 			-							+
Utilities- broadband	Flood			-	 			-							-
Flood protection	Flood	I	1	1	l .	I									1

Estimated Developer Contributions Total					£3,163,291	£17,606		
(Excluding Transport) To Date *					13,103,291	117,000		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH14 233 London Road

Infrastructure type	Infrastructure	No of	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	Offics/ Sqivi						site/ oil site/			total	per unit			Essential, Required
Residential units		10													
Employment SqM		0													
Highways and transportation	Transport														
Rail			\sqcup												
Education - Early years	Education			1000							£20,430	£2,043.00	S106/HCC	HCC	
Education- Primary				1000							£46,143	£4,614.30	S106/HCC	HCC	
Education- Secondary				1000							£47,864	£4,786.40	S106/HCC	HCC	
Education- SEND			3	1000	0.01						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.01						£7,370	£737.00	s106/CIL	НСС	
Libraries			3	1000	0.01						£3,860	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres			\Box			£651.58	Contribution to 5 x Community Centres in Hemel		£6,516		£6,516	£651.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres		£255		£255	£25.50			
			\vdash		_		(total for Hemel Hempstead)								
Adult Social Care			\vdash		<u> </u>								-406/6"	1100	
Art/Public domain			$\vdash \vdash$		 					-			s106/CIL	HCC	
Crematorium	11- 11		\vdash		 			-		-			s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£7,213	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.00				140,000	Hectares of natural and semi natural greenspace		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.00	\Box			440,000	Number of public parks and gardens		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LAP		0.00	\Box			33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.02				Sports England calculator	Number of natural grass pitches (NGPs)		£1,582		£1,582	£158.20	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.02				Sports England calculator	Number of changing rooms for NGPs		£3,347		£3,347	£334.70	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.00				Sports England calculator	Number of artificial grass pitches (AGPs)		£1,655		£1,655	£165.50	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.00				Sports England calculator	Number of changing rooms for AGPs		£590		£590	£59.00	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.00				Sports England calculator	Number of swimming pools	off-site	£4,785		£4,785	£478.50	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire			\vdash								£1,096	£109.60			
Emergency Service - Police			\Box			160.7				1	£1,607	£160.70			
Waste management (HCC)	Utilities		\Box							1	£170,324	£17,032.40	HCC/CIL	HCC	
Refuse vehicles			\Box			81.68	additional lorries		£817		£817	£81.68	s106/CIL	DBC	
Household bins			\Box			81.50	provision of bins		£815		£815	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital			\sqcup												
		ı	ı I		I	i l		1		i .	1	ı	I		I
Utilities- broadband Flood protection	Flood		\vdash		_										

Estimated Developer Contributions Total					£326,269	£32,627		
(Excluding Transport) To Date *					1520,209	152,027		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH15 Ebberns Road

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category							site/ off site)			total	per unit			essential, Kequired
Residential units		30													
Employment SqM		0													
Highways and transportation	Transport						Enhance existing cycle and footpath links through the site to the towpath and bridge.								
Rail															
Education - Early years	Education		3	1000	0.03						£61,290	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.03						£138,429	£4,614.30	S106/HCC	HCC	
Education- Secondary			3	1000	0.03						£143,593	£4,786.43	S106/HCC	HCC	
Education- SEND			3	1000	0.03						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.03						£22,110	£737.00	s106/CIL	НСС	
Libraries			3	1000	0.03						£11,580	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£19,547		£19,547	£651.58			
ССТУ						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£765		£765	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£21,640	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.13				140,000	Hectares of natural and semi natural greenspace		£18,144		£18,144	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.06				440,000	Number of public parks and gardens		£25,344		£25,344	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£1,100.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.07				Sports England calculator	Number of natural grass pitches (NGPs)		£4,747		£4,747	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.05				Sports England calculator	Number of changing rooms for NGPs		£10,040		£10,040	£334.67	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01				Sports England calculator	Number of artificial grass pitches (AGPs)		£4,966		£4,966	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01				Sports England calculator	Number of changing rooms for AGPs		£1,771		£1,771	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.00	$\vdash \vdash \vdash$			Sports England calculator	Number of swimming pools	off-site	£14,354		£14,354	£478.47	s106/CIL	Developer/DBC	
SANGS								-					s106	Developer/DBC	1
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire			$\vdash \vdash \vdash$								£1,096	£36.53			-
Emergency Service - Police						£160.70					£4,821	£160.70			
Waste management (HCC)	Utilities		\square								£170,324	£5,677.47	HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries	-	£2,450		£2,450	£81.68	s106/CIL	DBC	-
Household bins						£81.50	provision of bins	-	£2,445		£2,445	£81.50	s106/CIL	DBC	+
Utilities - Gas			\vdash					-					Developer/Cadent	Cadent	-
Utilities - Electricity								-					Developer/UKPN	UKPN	+
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														i

Estimated Developer Contributions Total					£712,457	£23,749		
(Excluding Transport) To Date *					1/12,45/	123,749		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead

Strategic Site: HH16 Two Waters Road-A41 Jct

					<u> </u>					I	Developer	Developer			
Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category							site, on site,			total	per unit			Essential, Required
Residential units		0	\vdash												
Employment SqM		20,000													
Highways and transportation	Transport														
			\vdash												
D 1															
Rail	Education														
Education - Early years Education- Primary	Education		\vdash		-										
Education- Firmary Education- Secondary															
Education- SEND															+
	Community							1							
YCH - youth work	facilities														
Libraries															
Community Facilites															
Community Centres															
CCTV															
Adult Social Care															
Art/Public domain															
Crematorium															
Acute Health	Health and														
	wellbeing		\vdash												
Mental Health															
Primary Health (need to meet impact of growth)															
Green Infrastructure- amenity space	Green infrastructure														
Green - infr - natural and semi natural															
Green Infra- public parks and gardens															
Play Space - LAP															
Play Space - LEAP															
Play Space - MUGA															
Play Space - NEAP															
Green infrastructure- Allotments															
Natural Grass Pitches (NGP)			\vdash												
Changing Rooms for NGPs			\vdash												
Artificial Grass Pitches (AGP)			\vdash		-										-
Changing rooms for AGPs Leisure - swimming pools			\vdash		 			1							-
SANGS			$\vdash \vdash$					 							+
			\vdash					1							
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire			\Box												
Emergency Service - Police															
Waste management	Utilities														
Refuse vehicles															
Household bins															
Utilities - Gas															
Utilities - Electricity			\sqcup					1							<u> </u>
Utiliites- Water (waste)								1							
Utilities - Water (potable)			$\vdash \vdash$					1							
Utilities - telecoms		\vdash	\vdash												
Utilities- digital		 	$\vdash \vdash$		 			1							1
Utilities- broadband	Elood	 	\vdash					1	-	-	<u> </u>				+
Flood protection	Flood		\vdash		_			1		-	 				+
Estimated Developer Contributions Total															
(Excluding Transport) To Date *															
(Excluding Transport) To Date															

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Settlement: Hemel Hempstead
Strategic Site: HH17 Cupid Green Depot

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	Offics/3qivi						site/ oil site/			total	per unit			Essential, Required
Residential units		360													
Employment SqM		0													
Highways and transportation	Transport						Provide direct and convenient foot and cycle paths to connect to existing development and The Nickey Line located on the southern boundary of the site.								
Rail			<u> </u>												
Education - Early years	Education		3	1000	0.36						£735,480	£2,043.00	S106/HCC	HCC	+
Education- Primary			3	1000	0.36						£1,661,142	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.36						£1,723,117	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.36						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.36						£265,320	£737.00	s106/CIL	нсс	
Libraries			3	1000	0.36						£138,960	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£234,569		£234,569	£651.58			
ссту						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£9,180		£9,180	£25.50			
Adult Social Care															1
Art/Public domain													s106/CIL	НСС	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health	weilbeilig												Central Govt DfH	NHS	+
Primary Health (need to meet impact of													Central Govt Dill	INITS	+
growth)						£721.33					£259,679	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.56				140,000	Hectares of natural and semi natural greenspace		£217,728		£217,728	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.69				440,000	Number of public parks and gardens		£304,128		£304,128	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£91.67	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£222.22	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£388.89	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.85				Sports England calculator	Number of natural grass pitches (NGPs)		£56,961		£56,961	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.65				Sports England calculator	Number of changing rooms for NGPs		£120,484		£120,484	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£59,589		£59,589	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.12				Sports England calculator	Number of changing rooms for AGPs		£21,254		£21,254	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.04				Sports England calculator	Number of swimming pools	off-site	£172,247		£172,247	£478.46	s106/CIL	Developer/DBC	
SANGS	5												s106	Developer/DBC	
Emergency Services- Ambulance Emergency Service - Fire	Emergency Services										£1,096	£3.04			
Emergency Service - Police						£160.70					£57,852	£160.70			+
Waste management (HCC)	Utilities					1100.70					£170,324	£473.12	HCC/CIL	HCC	+
Refuse vehicles	Othities					£81.68	additional lorries		£29,405		£29,405	£81.68	s106/CIL	DBC	+
Household bins					-	£81.50	provision of bins		£29,340		£29,340	£81.50	s106/CIL	DBC	+
Utilities - Gas					 	101.50	F104131011 01 31113		223,340		223,340	201.50	Developer/Cadent	Cadent	+
Utilities - Electricity													Developer/UKPN	UKPN	+
Utiliites- Water (waste)													Developer/Thames	Thames Water	
Utilities - Water (potable)													Water Developer/Affinity Water	Affinity Water	
Utilities - telecoms															1
Utilities- digital															
Utilities- broadband															

Flood protection	Flood								1
									1
Estimated Developer Contributions Total									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£6,520,854	£18,113		4
(Excluding Transport) To Date *								1	4

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

 $Green\,infrastructure\,and\,leisure\,figures\,are\,based\,on\,capital\,costs\,only\,i.e.\,does\,not\,include\,lifecycles\,costs.$

Settlement: Hemel Hempstead Strategic Site: HH18 Kier Park

lufus i i i	Infrastructure	No of	<u>-</u> .	F	v: · ·	Tablica for the control		Provision- (on	Faster 1	Ammarateur	Developer	Developer	From di	Dell' I i	Priority- Critical,
Infrastructure type	Category	Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units	22.19	250										•			
Employment SqM		1,400													
Highways and transportation	Transport	,			<u> </u>										
Rail															
Education - Early years	Education		3	1000	0.25						£510,750	£2,043.00	S106/HCC	HCC	
Education - Early years Education - Primary	Education		3	1000	0.25						£1,153,571	£4,614.28	S106/HCC	HCC	
Education- Filmary Education- Secondary			3	1000	0.25						£1,196,609	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.25						tbc	14,780.44	CIL/HCC	HCC	
Education- SEND	Community		3	1000	0.23						toc		CIL/TICC	TICC	
YCH - youth work	Community facilities		3	1000	0.25						£184,250	£737.00	s106/CIL	НСС	
Libraries			3	1000	0.25						£96,500	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£162,895		£162,895	£651.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres		£6,375		£6,375	£25.50			
Adult Casi-L C					-		(total for Hemel Hempstead)								
Adult Social Care					<u> </u>								-40C/CU	LICC	
Art/Public domain			-										s106/CIL	HCC	
Crematorium	Harlth - 1		-		-								s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of						£721.33					£180,333	£721.33	S106/CIL/NHS	CCG	
growth) Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural	iiiiastructure	1.08				140,000	Hectares of natural and semi natural greenspace		£151,200		£151,200	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.48				440,000	Number of public parks and gardens		£211,200		£211,200	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£132.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£320.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£560.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs	OH Site	£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.00				225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.59				Sports England calculator	Number of natural grass pitches (NGPs)		£39,556		£39,556	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.45				Sports England calculator	Number of changing rooms for NGPs		£83,669		£83,669	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.04				Sports England calculator	Number of artificial grass pitches (AGPs)		£41,381		£41,381	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.04				Sports England calculator	Number of changing rooms for AGPs		£14,760		£14,760	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.03				Sports England calculator	Number of swimming pools	off-site	£119,616		£119,616	£478.46	s106/CIL	Developer/DBC	
SANGS		0.00				- p		S.t.C				0. 10	s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire											£1,096	£4.38			
Emergency Service - Police						160.7					£40,175	£160.70			
Waste management (HCC)	Utilities										£170,324		HCC/CIL	HCC	
Refuse vehicles						81.68	additional lorries		£20,420		£20,420		s106/CIL	DBC	
Household bins						81.50	provision of bins		£20,375		£20,375		s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames	Thames Water	
Utilities - Water (potable)													Water Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
		1	1	1	1	1				1					1
Utilities- broadband															

Estimated Developer Contributions Total					£4 €E8 0EE	£17,788		
(Excluding Transport) To Date *					14,038,033	11/,/88		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH19 Wood Lane End

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category										total	per unit			
Residential units		150													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		3	1000	0.15						£306,450	£2,043.00	S106/HCC	HCC	
Education- Primary	Eddedion			1000	0.15						£692,143	£4,614.29	S106/HCC	HCC	
Education- Secondary			3	•	0.15						£717,966	£4,786.44	S106/HCC	HCC	
Education- SEND			3	_	0.15						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.15						£110,550	£737.00	s106/CIL	НСС	
Librarios	racilities		2	1000	0.15						£E7 000	£386 00	c106/CII	нсс	
Libraries			3	1000	0.15						£57,900	£386.00	s106/CIL	HCC DBC	
Community Facilites Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£97,737		£97,737	£651.58	s106/CIL	DBC	
Community Centres			_			1031.38			197,737		197,737	1051.58			
CCTV						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£3,825		£3,825	£25.50	s106/CIL	НСС	
Adult Social Care															
Art/Public domain															
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£108,200	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.65				140,000	Hectares of natural and semi natural greenspace		£90,720		£90,720	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.29				440,000	Number of public parks and gardens		£126,720		£126,720	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£220.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£533.33	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.36				Sports England calculator	Number of natural grass pitches (NGPs)		£23,734		£23,734	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.27				Sports England calculator	Number of changing rooms for NGPs		£50,202		£50,202	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.02				Sports England calculator	Number of artificial grass pitches (AGPs)		£24,829		£24,829	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.05				Sports England calculator	Number of changing rooms for AGPs		£8,856		£8,856	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.02				Sports England calculator	Number of swimming pools	off-site	£71,770		£71,770	£478.47	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire											£1,096	£7.31			
Emergency Service - Police						£160.70					£24,105	£160.70			
Waste management (HCC)	Utilities										£170,324	£1,135.49	HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries		£12,252		£12,252	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£12,225		£12,225	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital			 												1
Utilities- broadband	El 1		_												
Flood protection	Flood		I	I	I	I		1		I	1		ı		1

Estimated Developer Contributions Total					£2,824,604	£18,831		
(Excluding Transport) To Date *					12,024,004	110,031		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Settlement: Hemel Hempstead
Strategic Site: HH20 Maylands Gateway

											Developer	Developer			
Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category							,			total	per unit			
Residential units		0													
Employment SqM		72,000													
Highways and transportation	Transport														
Rail															
Education - Early years	Education														
Education- Primary															
Education- Secondary															<u> </u>
Education- SEND															1
YCH - youth work	Community facilities														
Libraries															
Community Facilites															
Community Centres															
CCTV															-
Adult Social Care															<u> </u>
Art/Public domain															
Crematorium								-							
Acute Health	Health and wellbeing														
Mental Health															
Primary Health (need to meet impact of growth)															
Green Infrastructure- amenity space	Green infrastructure														
Green - infr - natural and semi natural	min doct dectare														
Green Infra- public parks and gardens															
Play Space - LAP															
Play Space - LEAP															ĺ
Play Space - MUGA															1
Play Space - NEAP															
Green infrastructure- Allotments															
Natural Grass Pitches (NGP)															-
Changing Rooms for NGPs															
Artificial Grass Pitches (AGP)															
Changing rooms for AGPs Leisure - swimming pools															
SANGS															
								 							
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire															
Emergency Service - Police															
Waste management	Utilities														-
Refuse vehicles															
Household bins															
Utilities - Gas			-	_				1							<u> </u>
Utilities - Electricity								-							1
Utiliites- Water (waste) Utilities - Water (potable)		 						+							
Utilities - Water (potable) Utilities - telecoms		-													
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total															
(Excluding Transport) To Date *															

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Settlement: Hemel Hempstead

Strategic Site: HH21 West Hemel Hempstead

Infrastructure type	Infrastructure	No of	Tier F	atio Y	eld Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical,
	Category	Units/SqM			- Community manufacture		site/ off site)	200		total	per unit		20	Essential, Required
Residential units		1,150												
Employment SqM		0												
Highways and transportation	Transport					Provide pleasant footpath and cycle access through the site to link with Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB.								
Rail														
Education - Early years	Education		+ + +	500	2.3					£2,349,450	£2,043.00	S106/HCC	HCC	
	Education				2.3	A new 2FE primary school (3ha)				£10,612,854	£9,228.57			
Education- Primary					2.3	A flew ZFE primary school (3fla)				£10,612,854 £11,008,805	£9,572.87	S106/HCC S106/HCC	HCC HCC	
Education- Secondary Education- SEND					2.3					tbc	19,572.87	CIL/HCC	HCC	
YCH - youth work	Community				2.3					£847,550	£737.00	s106/CIL	нсс	
<u> </u>	facilities											-		
Libraries			1	500	2.3					£443,900	£386.00	s106/CIL	HCC	
Community Facilites			\perp			A new local centre including community facilities.						s106/CIL	DBC	
Community Centres			\perp		£651.58	Contribution to 5 x Community Centres in Hemel		£749,317		£749,317	£651.58			
ССТV					£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£29,325		£29,325	£25.50	s106/CIL	нсс	
Adult Social Care														
Art/Public domain														
Crematorium												s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing											Central Govt DfH	NHS	
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)					£721.33	Parkwood drive surgery				£829,530	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	1.66			160,000	Hectares of amenity space		£264,960		£264,960	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural	iiii asti actare	4.97	 		140,000	Hectares of natural and semi natural greenspace		£695,520		£695,520	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		2.21	 		440,000	Number of public parks and gardens		£971,520		£971,520	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00	+	-	33,000	Number of LAPs		£33,000		£33,000	£28.70	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00	++	\dashv	80,000	Number of LEAPs		£80,000		£80,000	£69.57	s106/CIL	Developer/DBC	
Play Space - MUGA		3.00	+	\dashv	140,000	Number of MUGAs		£420,000		£420,000	£365.22	s106/CIL	Developer/DBC	
Play Space - NEAP		2.00			165,000	Number of NEAPs	on-site	£330,000		£330,000	£286.96	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.69	+	$\neg \vdash$	225,000	Hectares of allotments required		£155,250		£155,250	£135.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		2.73	+	$\neg \vdash$	Sports England calculator	Number of natural grass pitches (NGPs)		£181,957		£181,957	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		2.09	+	$\neg \vdash$	Sports England calculator	Number of changing rooms for NGPs		£384,879		£384,879	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.18			Sports England calculator	Number of artificial grass pitches (AGPs)		£190,352		£190,352	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.37			Sports England calculator	Number of changing rooms for AGPs		£67,895		£67,895	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.13			Sports England calculator	Number of swimming pools	off-site	£550,234		£550,234	£478.46	s106/CIL	Developer/DBC	
SANGS												s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services	S												
Emergency Service - Fire										£731	£0.64			
Emergency Service - Police					£160.70					£184,805	£160.70			
Waste management (HCC)	Utilities									£85,162	£74.05	HCC/CIL	HCC	
Refuse vehicles					£81.68	additional lorries		£93,932		£93,932	£81.68	s106/CIL	DBC	
Household bins					£81.50	provision of bins		£93,725		£93,725	£81.50	s106/CIL	DBC	
Utilities - Gas												Developer/Cadent	Cadent	
Utilities - Electricity												Developer/UKPN	UKPN	

Utiliites- Water (waste)			The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currentl available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s.	y				Developer/Thames Water	Thames Water	
Utilities - Water (potable)								Developer/Affinity Water	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood						<u> </u>			
Estimated Developer Contributions Total (Excluding Transport) To Date *						£31,654,653	£27,526			

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH22 Marchmont Farm

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category							site, on site,			total	per unit			Essential, nequirea
Residential units		385													
Employment SqM		0													
Highways and transportation	Transport						Plan good pedestrian and cycle access to Henry Wells Square and to key services, such as bus stops and community facilities.								
Rail															
Education - Early years	Education		1	400	0.9625						£786,555	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.9625						£4,441,249	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.9625						£4,606,946	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	0.9625						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.9625						£283,745	£737.00	s106/CIL	НСС	
Libraries			1	400	0.9625						£148,610	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£250,858		£250,858	£651.58			
ссту						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£9,818		£9,818	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health	<u> </u>												Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£277,712	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.55				160,000	Hectares of amenity space		£88,704		£88,704	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.66				140,000	Hectares of natural and semi natural greenspace		£232,848		£232,848	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.74				440,000	Number of public parks and gardens		£325,248		£325,248	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£85.71	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£207.79	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£363.64	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.91				Sports England calculator	Number of natural grass pitches (NGPs)		£60,916		£60,916	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.70				Sports England calculator	Number of changing rooms for NGPs		£128,851		£128,851	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£63,727		£63,727	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.12				Sports England calculator	Number of changing rooms for AGPs		£22,730		£22,730	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.04				Sports England calculator	Number of swimming pools	off-site	£184,209		£184,209	£478.46	s106/CIL	Developer/DBC	1
SANGS Emergency Services- Ambulance	Emergency Services												s106	Developer/DBC	
											63.65	60.05			
Emergency Service - Fire						24.50 =5					£365	£0.95			
Emergency Service - Police				-		£160.70					£61,870	£160.70	Hee/en	1100	
Waste management (HCC)	Utilities			-		504.50	المسامل المساعدة المها		C24 447		£68,130	£176.96	HCC/CIL	HCC	1
Refuse vehicles Household bins						£81.68	additional lorries provision of bins	-	£31,447		£31,447	£81.68 £81.50	s106/CIL	DBC DBC	+
Household bins Utilities - Gas				-		£81.50	אומ ווטונוטוו טו מוחג		£31,378		£31,378	TØ1.5U	s106/CIL Developer/Cadent	Cadent	+
			\vdash	\vdash								-	Developer/UKPN	UKPN	+
Utilities - Electricity Utiliites- Water (waste)													Developer/Thames	Thames Water	
Utilities - Water (potable)													Water Developer/Affinity	Affinity Water	
" '													Water	-	+
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															

Estimated Developer Contributions Total					£12,358,915	£32,101		
(Excluding Transport) To Date *					112,358,915	132,101		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead Strategic Site: HH23 Old Town

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		90													
Employment SqM		0													
Highways and transportation	Transport						Improve the east-west and north-south public footpaths.								
Rail															
Education - Early years	Education		2		0.18						£183,870	£2,043.00	S106/HCC	HCC	
Education- Primary			2		0.18						£830,571	£9,228.57	S106/HCC	HCC	
Education- Secondary			2		0.18						£861,559	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.18						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.18						£66,330	£737.00	s106/CIL	нсс	
Libraries			2	500	0.18						£34,740	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£58,642		£58,642	£651.58			
ССТV						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£2,295		£2,295	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£64,920	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.39				140,000	Hectares of natural and semi natural greenspace		£54,432		£54,432	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.17				440,000	Number of public parks and gardens		£76,032		£76,032	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£366.67	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£888.89	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.21				Sports England calculator	Number of natural grass pitches (NGPs)		£14,240		£14,240	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.16				Sports England calculator	Number of changing rooms for NGPs		£30,121		£30,121	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01				Sports England calculator	Number of artificial grass pitches (AGPs)		£14,897		£14,897	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.03				Sports England calculator	Number of changing rooms for AGPs		£5,313		£5,313	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.01	1	1		Sports England calculator	Number of swimming pools	off-site	£43,062		£43,062	£478.47	s106/CIL	Developer/DBC	
SANGS Emergency Services- Ambulance	Emergency Services				-								s106	Developer/DBC	
Emergency Service - Fire											£731	£8.12			
Emergency Service - Police			1			£160.70					£14,463	£160.70			
Waste management (HCC)	Utilities		1								£85,162	£946.24	HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries		£7,351		£7,351	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£7,335		£7,335	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms			1	<u> </u>											
Utilities- digital			1												
Utilities- broadband			1	1											
Flood protection	Flood		1	1						1					1

Estimated Developer Contributions Total					C3 FC0 0CC	C20 F4F		
(Excluding Transport) To Date *					£2,569,066	£28,545		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH24 Land at Turners Hill

			П	Ι	Ι			 			Developer	Developer			
Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category							site, en site,			total	per unit			2000
Residential units		60	-												
Employment SqM		0	_												
Highways and transportation	Transport						Retain existing footpaths and provide new link between the site and Albion Hill.								
Rail															
Education - Early years	Education		3	1000	0.06						£122,580	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.06						£276,857	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.06						£287,186	£4,786.43	S106/HCC	HCC	
Education- SEND			3	1000	0.06						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.06						£44,220	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.06						£23,160	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£39,095		£39,095	£651.58			
сстv						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£1,530		£1,530	£25.50			
Adult Social Care															
Art/Public domain													s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of						£721.33					£43,280	£721.33	S106/CIL/NHS	CCG	
growth) Green Infrastructure- amenity space	Green	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green initiastructure- amenity space	infrastructure	0.00				160,000	nectales of afficiently space		EU			10.00	STOO/CIL	речеюрег/рвс	
Green - infr - natural and semi natural		0.26				140,000	Hectares of natural and semi natural greenspace		£36,288		£36,288	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.12	_			440,000	Number of public parks and gardens		£50,688		£50,688	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£550.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00	├			140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00	_			165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments			_			225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.14				Sports England calculator	Number of natural grass pitches (NGPs)		£9,493		£9,493	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.11	-	 		Sports England calculator	Number of changing rooms for NGPs		£20,081		£20,081	£334.68	s106/CIL	Developer/DBC	1
Artificial Grass Pitches (AGP)		0.01	-			Sports England calculator	Number of artificial grass pitches (AGPs)	 	£9,931		£9,931	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02 0.01	-	 		Sports England calculator	Number of changing rooms for AGPs Number of swimming pools	off-site	£3,542		£3,542	£59.03 £478.47	s106/CIL	Developer/DBC	
Leisure - swimming pools SANGS		0.01	1	 		Sports England calculator	Number of Swiffilling pools	on-site	£28,708		£28,708	£4/δ.4/	s106/CIL s106	Developer/DBC Developer/DBC	1
Emergency Services- Ambulance	Emergency Services												2100	Developer/DBC	
Emergency Service - Fire											£1,096	£18.27			
Emergency Service - Police						£160.70					£9,642	£160.70			
Waste management	Utilities										£170,324	£2,838.73	HCC/CIL	НСС	
Refuse vehicles			1			£81.68	additional lorries		£4,901		£4,901	£81.68	s106/CIL	DBC	
Household bins			1			£81.50	provision of bins		£4,890		£4,890	£81.50	s106/CIL	DBC	
Utilities - Gas			1				•				,	-	Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms			\vdash					 					vvucci		
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														1
1 1000 protection	1,000					I.				l					

							[
Estimated Developer Contributions Total					£1,220,491	£20,342		
(Excluding Transport) To Date *					11,220,491	120,342		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead

Strategic Site: HH25 Land to rear of St Margarets

Infrastructure type	
Personal analysis	Priority- Critical, Essential, Required
Projection of topic Projection of topic	Essential, Required
Migrowise and transportation Transport	
Faul	
Education - Firmary Education - Firmary	
Education - Entry years Education - Entry years Education - Education - Entry years Education - Education	
Education - Entry years Columnity 1 400 0.125	
Education Primary 1 400 0.125	
Education Secondary	
Education SADD 1 400 0.125	
VCH - youth work	
Community sections	
Community Facilities	
Community Centres	
CCTV	
Adult Social Care	
Art/Public domain	
Central Gevt DH	
Actate Health Health and wellbeing	
Mental Health Wellbeing	
Mental Health Frimary Health (need to meet impact of growth) F721.33	
Primary Health (need to meet impact of growth)	
Green Infrastructure - amenity space	
Green infrastructure - amenity space	
Green Infra- public parks and gardens	
Play Space - LAP	
Play Space - LEAP	
Play Space - MUGA	
Play Space - NEAP	
Green infrastructure- Allotments 225,000 Hectares of allotments required £0 £0.00 \$106/CIL Developer/DBC	
Natural Grass Pitches (NGP) Changing Rooms for NGPs Changing Rooms for NGPs O.09 Sports England calculator Number of changing rooms for NGPs Artificial Grass Pitches (AGP) Changing rooms for AGPs Ch	
Changing Rooms for NGPs 0.09 Sports England calculator Artificial Grass Pitches (AGP) 0.01 Sports England calculator Changing rooms for NGPs 168,276 165.52 \$106/CIL Developer/DBC Devel	
Artificial Grass Pitches (AGP) 0.01 Sports England calculator Number of artificial grass pitches (AGPs) £8,276 £165.52 \$106/ClL Developer/DBC Changing rooms for AGPs 0.02 Sports England calculator Number of changing rooms for AGPs £2,952 £59.04 \$106/ClL Developer/DBC Leisure - swimming pools 0.01 Sports England calculator Number of swimming pools off-site £23,923 £478.46 \$106/ClL Developer/DBC SANGS 0.01 Sports England calculator Number of swimming pools off-site £23,923 £478.46 \$106/ClL Developer/DBC Emergency Services - Ambulance Emergency Service - Fire £165.70 £160.70 £1	
Changing rooms for AGPs Leisure - swimming pools Sports England calculator Leisure - swimming pools Sports England calculator SANGS Emergency Services - Ambulance Emergency Service - Fire Emergency Service - Police Waste management (HCC) Utilities Sports England calculator Number of changing rooms for AGPs Number of changing rooms for AGPs F£2,952 F£2,952 F£3,923 F£3,923 F£478.46 S106/CIL Developer/DBC F£3,923 F£3,923 F£3,923 F£3,923 F£3,923 F£478.46 S106/CIL Developer/DBC F£3,923	
Leisure - swimming pools SANGS SANGS Emergency Services - Ambulance Emergency Service - Fire Emergency Service - Police Waste management (HCC) Utilities O.01 Sports England calculator Number of swimming pools off-site £23,923 £478.46 \$106/CIL Developer/DBC Eveloper/DBC Eveloper/DBC F1365 £7.30 £160.70 HCC/CIL HCC	
SANGS Emergency Services - Ambulance Emergency Services Emergency Services Emergency Services Emergency Service - Fire Emergency Service - Police £160.70 £160.70 £160.70 £160.70 HCC/CIL HCC	
Emergency Services- Ambulance Emergency Services Emergency Service - Fire £365 £7.30 Emergency Service - Folice £160.70 £8,035 £160.70 Waste management (HCC) Utilities HCC/CIL HCC	
Emergency Service - Fire £160.70 £160.70 £160.70 £160.70 HCC/CIL HCC	
Emergency Service - Police £160.70 £160.70 HCC/CIL HCC Waste management (HCC) Utilities £1,362.60 HCC/CIL HCC	
Waste management (HCC) Utilities £1,362.60 HCC/CIL HCC	
Refuse vehicles £4,084 £81.68 £4,084 £81.68 s106/CIL DBC	
Household bins £4,075 £81.50 provision of bins £4,075 £81.50 s106/CIL DBC	
Utilities - Gas Developer/Cadent Cadent	
Utilities - Electricity Developer/UKPN UKPN	
Utiliites- Water (waste) Developer/Thames Water Thames Water	
Utilities - Water (potable) Developer/Affinity Water Water Affinity Water	
Utilities - telecoms	
Utilities- digital	
Utilities- broadband	
Flood protection Flood	

Estimated Developer Contributions Total					£1,653,277	£33,066		
(Excluding Transport) To Date *					11,055,277	155,000		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: HH26 South of Green Lane

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units	Category	80	\vdash								total	per unit			
															
Employment SqM	т.,	0	+	 					<u> </u>						+
Highways and transportation	Transport														
Rail			<u> </u>												
Education - Early years	Education		2	500	0.16						£163,440	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.16						£738,285	£9,228.56	S106/HCC	HCC	
Education- Secondary			2	500	0.16						£765,830	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.16						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.16						£58,960	£737.00	s106/CIL	НСС	
Libraries			2	500	0.16						£30,880	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£52,126		£52,126	£651.58			
ССТУ						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£2,040		£2,040	£25.50			
Adult Social Care							(total for Hemer Hempsteau)								+
Art/Public domain			1	\vdash									s106/CIL	HCC	+
Crematorium			+					1					s106/CIL s106/CIL	DBC/Developer	+
Acute Health	Health and												Central Govt DfH	NHS	
Mental Health	wellbeing												Central Govt DfH	NHS	
Primary Health (need to meet impact of														11115	
growth)						£721.33					£57,706	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.35				140,000	Hectares of natural and semi natural greenspace		£48,384		£48,384	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.15				440,000	Number of public parks and gardens		£67,584		£67,584	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		0.00				33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£1,000.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.19				Sports England calculator	Number of natural grass pitches (NGPs)		£12,658		£12,658	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.15				Sports England calculator	Number of changing rooms for NGPs		£26,774		£26,774	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01				Sports England calculator	Number of artificial grass pitches (AGPs)		£13,242		£13,242	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.03				Sports England calculator	Number of changing rooms for AGPs		£4,723		£4,723	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.01				Sports England calculator	Number of swimming pools	off-site	£38,277		£38,277	£478.46	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire			1								£731	£9.14			
Emergency Service - Police						£160.70					£12,856	£160.70			
Waste management	Utilities										£85,162	£1,064.53	HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries		£6,534		£6,534	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£6,520		£6,520	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames	Thames Water	
Utilities - Water (potable)													Water Developer/Affinity Water	Affinity Water	
Utilities - telecoms													Water .		
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
i															

Estimated Developer Contributions Total					£2.272.713	£28,409		
(Excluding Transport) To Date *					12,2/2,/15	120,409		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead Strategic Site: HH27 Jarman Park

	_										Developer	Developer			!
Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %		contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	Ullits/3qivi						site/ oii site)			total	per unit			Essential, Required
Residential units		0													
Employment SqM		0													
Highways and transportation	Transport														
Rail				-											
Education - Early years	Education														
Education Primary	Eddeation														
Education - Secondary															
Education- SEND															
	Community														
YCH - youth work	facilities														
Libraries															
Community Facilites															1
Community Centres															
CCTV			_												1
Adult Social Care			-	-				1							
Art/Public domain Crematorium			_												1
Crematorium	Health and		_					+							1
Acute Health	wellbeing														1
Mental Health	Weilleening .														
Primary Health (need to meet impact of															
growth)															
Green Infrastructure- amenity space	Green infrastructure														
Green - infr - natural and semi natural															
Green Infra- public parks and gardens															
Play Space - LAP															
Play Space - LEAP															
Play Space - MUGA															
Play Space - NEAP															1
Green infrastructure- Allotments															
Natural Grass Pitches (NGP) Changing Rooms for NGPs								<u> </u>							1
Artificial Grass Pitches (AGP)															
Changing rooms for AGPs															
Leisure - swimming pools															
SANGS															
Emergency Services- Ambulance	Emergency Services														
	- The gency services														1
Emergency Service - Fire								1							
Emergency Service - Police			_												1
Waste management	Utilities	-	-					1							1
Refuse vehicles Household bins			_												
Household bins Utilities - Gas		-	-	-				+							1
Utilities - Gas Utilities - Electricity															1
Utiliites- Water (waste)															
Utilities - Water (potable)															
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total															
(Excluding Transport) To Date *															

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Settlement: Hemel Hempstead

Strategic Site: HH28 Bunkers Park Crematorium

														Г	1
	Infrastructure	No of		l <u>.</u>				Provision- (on			Developer	Developer	,		Priority- Critical,
Infrastructure type		Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %			Funding source/s	Delivery lead	Essential, Required
Desidential crite	Category	0									total	per unit			
Residential units		0													
Employment SqM	-	0					No. 10 to 10		<u> </u>	<u> </u>					<u> </u>
Highways and transportation	Transport						New pedestrian and cycle links to be provided.								
Rail															
Education - Early years	Education														
	Education			-											
Education- Primary Education- Secondary								1							
Education- SEND															
Education- SEND	Community														
YCH - youth work	facilities														
Libraries	racinties														
Community Facilites															
Community Pacintes Community Centres								 							
CCTV								+							
Adult Social Care								+							
Art/Public domain															
							Provide a new Chapel crematorium and	 							
Crematorium							remembrance chapel with a memorial garden.								
	Health and						guiden.							l	
Acute Health	wellbeing														
Mental Health															
Primary Health (need to meet impact of															
growth)															
	Green														
Green Infrastructure- amenity space	infrastructure														
Green - infr - natural and semi natural															
Green Infra- public parks and gardens															
Play Space - LAP															
Play Space - LEAP															
Play Space - MUGA															
Play Space - NEAP															
Green infrastructure- Allotments															
Natural Grass Pitches (NGP)															
Changing Rooms for NGPs															
Artificial Grass Pitches (AGP)															
Changing rooms for AGPs															
Leisure - swimming pools															
SANGS							Create new native woodland and natural planting								
JANGS							areas.								
Emergency Services- Ambulance	Emergency Services	<u> </u>													
	siloy services														
Emergency Service - Fire															
Emergency Service - Police								<u> </u>							
Waste management	Utilities														
Refuse vehicles		_													
Household bins								1							
Utilities - Gas															
Utilities - Electricity								-							
Utiliites- Water (waste)								-							
Utilities - Water (potable)															
Utilities - telecoms								-							
Utilities- digital								-							
Utilities- broadband	-1							-							
Flood protection	Flood							-							

Estimated Developer Contributions Total							
(Excluding Transport) To Date *							

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: Grovehill Local Centre

_	Infrastructure	No of						Provision- (on			Developer	Developer			Priority- Critical,
Infrastructure type	Category	Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units		200	İ	ĺ	İ										
Employment SqM		0													
Highways and transportation	Transport														
gays and transportation	spore														
Rail															
Education - Early years	Education		2	500	0.4						£408,600	£2,043.00	S106/HCC	HCC	
Education - Early years Education - Primary	Luucation		2	500	0.4						£1,845,714	£9,228.57	S106/HCC	HCC	
Education- Secondary			2		0.4						£1,914,575	£9,572.88	\$106/HCC	HCC	
Education- SEND			2	500	0.4			1			tbc	19,572.00	CIL/HCC	HCC	
Education- SEND	Community		-	300	0.4			1			tbc		CIL/TICC	TICC	<u> </u>
YCH - youth work	Community facilities		2	500	0.4						£147,400	£737.00	s106/CIL	HCC	
Libraries			2	500	0.4						£77,200	£386.00	s106/CIL	HCC	
Community Facilites													s106/CIL	DBC	
Community Centres						£651.58	Contribution to 5 x Community Centres in Hemel		£130,316		£130,316	£651.58			
ССТУ						£25.50	Contribution to CCTV provision at 5 local centres (total for Hemel Hempstead)		£5,100		£5,100	£25.50			
Adult Social Care			-		-		(total for nemel nempstead)	-							1
			-		-			-					c10C/C!!	1100	
Art/Public domain					-			1		-			s106/CIL	HCC DDC/Davalanas	
Crematorium			-		-								s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of						£721.33					£144,266	£721.33	S106/CIL/NHS	CCG	
growth) Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.86			 	140,000	Hectares of natural and semi natural greenspace		£120,960		£120,960	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.38				440,000	Number of public parks and gardens	1	£168,960		£168,960	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£165.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£400.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£700.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs	0 5.12	£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.47				Sports England calculator	Number of natural grass pitches (NGPs)		£31,645		£31,645	£158.23	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.36			 	Sports England calculator	Number of changing rooms for NGPs		£66,936		£66,936	£334.68	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.03			 	Sports England calculator	Number of artificial grass pitches (AGPs)		£33,105		£33,105	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.06				Sports England calculator	Number of changing rooms for AGPs		£11,808		£11,808	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.02				Sports England calculator	Number of swimming pools	off-site	£95,693		£95,693	£478.47	s106/CIL	Developer/DBC	
SANGS						p cp c to anguerra careara							s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire			-		-			-			£731	£3.66			1
Emergency Service - Police						£160.70		 			£32,140	£160.70			
Waste management (HCC)	Utilities		 		 	1100.70		 			£85,162	£425.81	HCC/CIL	HCC	<u> </u>
Refuse vehicles	Juliues					£81.68	additional lorries	1	£16,336		£16,336	£81.68	s106/CIL	DBC	
Household bins		 				£81.50	provision of bins	 	£16,300		£16,300	£81.50	s106/CIL	DBC	
Utilities - Gas		 				101.30	Programme of purp	 	210,300		220,500	201.50	Developer/Cadent	Cadent	<u> </u>
Utilities - Gas Utilities - Electricity			\vdash					 		 			Developer/UKPN	UKPN	<u> </u>
								 					Developer/Thames	ON N	
Utiliites- Water (waste)													Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
1															

Estimated Developer Contributions Total				£5,605,947	£28,030		
(Excluding Transport) To Date *				15,005,947	120,030		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

Settlement: Hemel Hempstead
Strategic Site: Other Commitments

	Infrastructure	No of				Toolkit		Provision- (on			Developer	Developer			Priority- Critical,
Infrastructure type		Units/SqM	Tier	Ratio	Yield	formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units	Category	1,873		1				-			totai	per unit			
Employment SqM		1,073	-	-											
Highways and transportation	Transport		<u> </u>	+	<u> </u>			-							
nighways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	3.746						£3,826,539	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	3.746						£17,285,109	£9,228.57	S106/HCC	HCC	
Education- Secondary			2	500	3.746						£17,929,993	£9,572.87	S106/HCC	HCC	
Education- SEND			2	500	3.746						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	3.746						£1,380,401	£737.00	s106/CIL	НСС	
Libraries			2	500	3.746						£722,978	£386.00	s106/CIL	HCC	
Community Facilites				1	1								s106/CIL	DBC	
Community Centres				1	1										
CCTV															
Adult Social Care					1										
Art/Public domain				1	İ								s106/CIL	HCC	
Crematorium													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health	Wellbellig												Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£1,351,051	£721.33	S106/CIL/NHS	CCG	
Green Infrastructure- amenity space	Green infrastructure	2.70				160,000	Hectares of amenity space		£431,539		£431,539	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural	minastractare	8.09				140,000	Hectares of natural and semi natural greenspace		£1,132,790		£1,132,790	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		3.60				440,000	Number of public parks and gardens		£1,582,310		£1,582,310	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP						33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP						80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA						140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP						165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		4.45				Sports England calculator	Number of natural grass pitches (NGPs)		£296,340		£296,340	£158.22	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		3.40				Sports England calculator	Number of changing rooms for NGPs		£626,823		£626,823	£334.66	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.30				Sports England calculator	Number of artificial grass pitches (AGPs)		£310,012		£310,012	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.60				Sports England calculator	Number of changing rooms for AGPs		£110,575		£110,575	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		0.22				Sports England calculator	Number of swimming pools	off-site	£896,323		£896,323	£478.55	s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services	; 													
Emergency Service - Fire											£0	£0.00			
Emergency Service - Police						£160.70					£300,991	£160.70			
Waste management	Utilities										£0		HCC/CIL	HCC	
Refuse vehicles						£81.68	additional lorries		£152,987		£152,987	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£152,650		£152,650	£81.50	s106/CIL	DBC	
Utilities - Gas													Developer/Cadent	Cadent	
Utilities - Electricity													Developer/UKPN	UKPN	
Utiliites- Water (waste)													Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Affinity Water	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														

Estimated Developer Contributions Total				C40 400 411	£25,889		
(Excluding Transport) To Date *				148,489,411	125,889		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.